

## OWNERS CERTIFICATION

STATE OF TEXAS §  
COUNTY OF TARRANT §

WHEREAS, R3 Realty Group, LLC is the owner of a tract of land situated in the G.J. Asbanner Survey, Abstract No. 7 and being all of Lot 5, Block 18, Sunrise Addition, an addition to the City of Fort Worth as recorded in Volume 1624, Page 277 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being the same tract conveyed in Warranty Deed by Corey Battles to R3 Realty Group, LLC recorded in Instrument D215101710 of the Official Public Records of Tarrant County, Texas, said tract being more particularly described as follows;

BEGINNING at a point in the South right-of-way line of Cottey Street (a 50 foot wide right-of-way), said point being the Northwest corner of said Lot 5 and being the Northeast corner of Lot 6, Block 18 of said Sunrise Addition;

THENCE North 89°30'49" East (East, plat) with the said South right-of-way of Cottey Street, for a distance of 127.00 feet to a point at the Northeast corner of said Lot 5;

THENCE South 00°29'11" East (South, plat), departing said South right-of-way, passing at a distance of 5.00 feet a 1/2 inch steel rod found at the Northwest corner of Lot 4A, Block 18, Sunrise Addition, an addition to the City of Fort Worth as recorded in Volume 388-116, Page 008 of the Plat Records of Tarrant County, Texas, then continuing with the West line of said Lot 4A, for a total distance of 280.00 feet to a 5/8 inch steel rod with "TERRACORP" cap set at the Southeast corner of said Lot 5 and the Southeast corner of said Lot 4A, and being the Northeast corner of Lot 10, Block 18 of the first referenced Sunrise Addition;

THENCE South 89°30'49" West (West, plat), with the North line of said Lot 10, for a distance of 127.00 feet of a 1/2-inch steel rod found at the Northwest corner of said Lot 10, and being the Southeast corner of said Lot 6 and Southwest corner of said Lot 5;

THENCE North 00°29'11" West with the East line of said Lot 6 and West line of said Lot 5, passing at a distance 275.00 feet a 5/8 inch steel rod with "TERRACORP" cap set, then continuing on the same course for a total distance of 280.00 feet to the POINT OF BEGINNING, and containing 35,559 square feet or 0.816 acres of land, more or less.

## THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Corey Don Battles is the owner of the above described parcel of land, and do hereby adopt the hereon map as correctly representing our plan of subdivision to be known as LOTS 5R1&5R2, BLOCK 18, SUNRISE ADDITION, an addition to the City of Fort Worth, Texas, and do dedicate to the public use forever the streets and easements as shown thereon.

WITNESS UNDER MY HAND THIS 15 DAY OF July, 2016.

By: R3 Realty Group, LLC

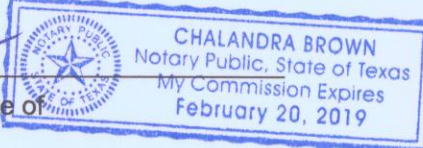
Name  
Owner

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Corey Don Battles known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of July, 2016.

Notary Public for the State of



## GENERAL NOTES

## 1. Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

## 2. Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

## 3. Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

## 4. Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

## 5. Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.

## 6. Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

## 7. Private Common Areas and Facilities

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/ clubhouse/exercise/ buildings and facilities.

8. The land owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

## 9. Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

## 10. Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

## 11. Private Maintenance Note

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

## 12. Private PRV's Required

Private PRV's will be required, water pressure exceeds 80 P.S.I.

## 13. Flood Note

According to the F.I.R.M. #48439C0330K dated September 25, 2009 this property does lie in "Zone X" and does not lie within the 100-year flood zone.

## SURVEYOR'S CERTIFICATION

STATE OF TEXAS §  
COUNTY OF DALLAS §

## KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Neil D. Culver do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City planning and zoning commission of the City of Fort Worth.

Neil D. Culver

Registered Professional Land Surveyor No. 5211

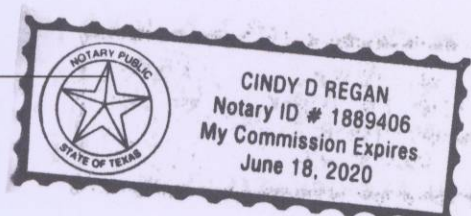


STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE Me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Neil D. Culver, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

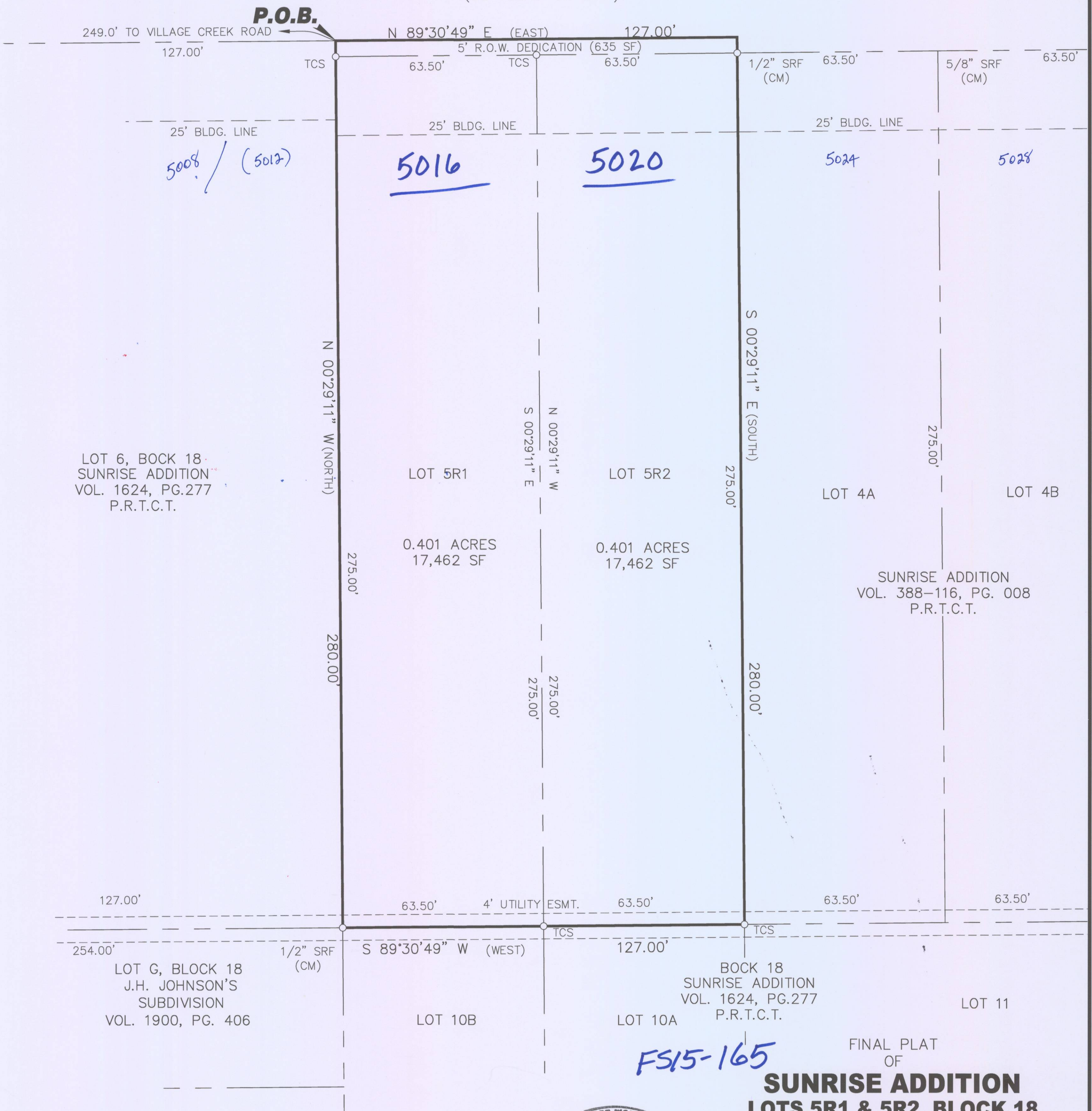
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of July, 2016.

Cindy D. Regan  
Notary Public for the State of Texas



## COTTEY STREET

(50' RIGHT-OF-WAY)



LOT 6, BLOCK 18  
SUNRISE ADDITION  
VOL. 1624, PG. 277  
P.R.T.C.T.

LOT 5R1

0.401 ACRES  
17,462 SF

LOT 5R2

0.401 ACRES  
17,462 SF

LOT 4A

SUNRISE ADDITION  
VOL. 388-116, PG. 008  
P.R.T.C.T.

LOT 4B

LOT G, BLOCK 18  
J.H. JOHNSON'S  
SUBDIVISION  
VOL. 1900, PG. 406

LOT 10B

LOT 10A

BLOCK 18  
SUNRISE ADDITION  
VOL. 1624, PG. 277  
P.R.T.C.T.

LOT 11

FS15-165

FINAL PLAT  
OF

SUNRISE ADDITION  
LOTS 5R1 & 5R2, BLOCK 18

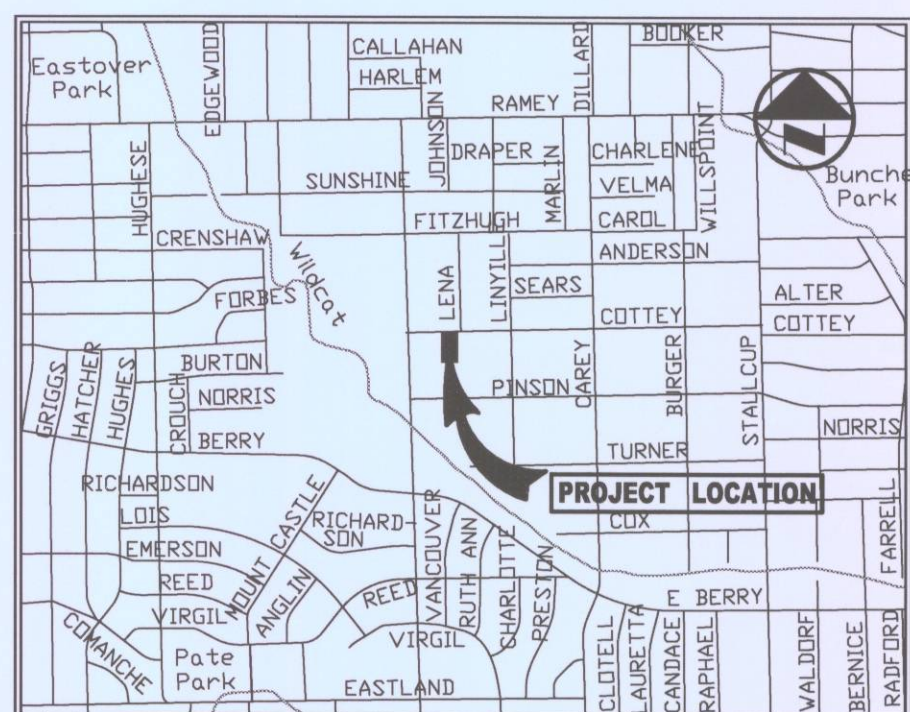
BEING A REPLAT OF  
LOT 5, BLOCK 18, SUNRISE ADDITION  
AN ADDITION TO THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS  
AS RECORDED IN VOLUME 1624, PF. 277 P.R.T.C.T.  
AND SITUATED IN THE  
G.J. ASBANNER SURVEY, ABSTRACT No. 7  
CASE No. FS-15-165



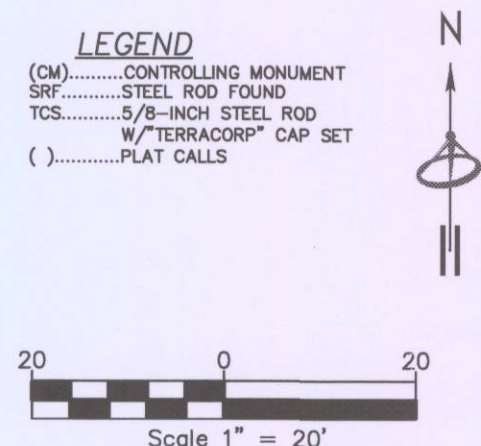
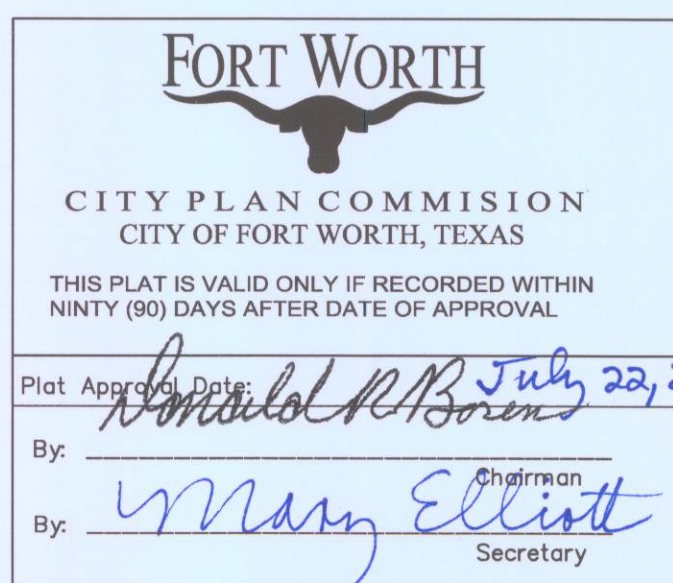
10/12/2015

Owner:  
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(817)348-8224

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VICINITY MAP NTS



Directional Control shown hereon are based on NAD83 (CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geoshack "GeoNet" RTK GPS Network.

CASE No.FS-15-165

THIS PLAT RECORDED  
INSTRUMENT No. 5216164356  
DATE: 07/22/2016